

October 20, 2023

Eric Warner

9707 CR 163

Salida, CO 81201

RE: The Flour Mill

Dear Planning Commissioners:

Please approve the Flour Mill Project. I understand that some of the details of the plan might have to be tweaked slightly to conform to certain code requirements, but the height, density and setback variances the developer are asking for are critical for the project to be economically viable. At best I see this this being a break even proposition for the developer, and if the number of units are cut for some reason it may not be feasible.

I understand the concerns of some of the neighbors adjacent to the Flour Mill about allowing the variances, but IF this plan is NOT approved then the developer will likely build luxury housing on the lot ANYWAY. The point is, the neighbors are already seeing developments surround them, with increases in traffic, noise, etc. The difference between traffic/density on what the developer's use by right plans could entail and what the Flour Mill is proposing aren't that significant in the grand scheme of things. Most importantly, this is a once in a generation opportunity where developer benevolence meets a dire housing need. This is a win-win situation if ever there was, and the massive benefit for the community far outweighs the impact to adjacent neighbors. In fact, this will probably raise their property values.

Thank you,

Eric Warner